



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 30, 2003

IN REPLY PLEASE
REFER TO FILE: **MP-6
16.042**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**BIG DALTON WASH - PARCEL 369EX
SALE OF SURPLUS PROPERTY - CITY OF BALDWIN PARK
SUPERVISORIAL DISTRICT 1
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Big Dalton Wash, Parcel 369EX (9,401 square feet), located adjacent to 14361 Merced Avenue, in the City of Baldwin Park, to be excess property.
3. Authorize the sale of Parcel 369EX to the adjacent property owners, Madkour Shafik Mansour and Hilana Youssef Mansour, Co-Trustees of The Mansour Family Trust dated November 15, 2002, for \$32,000.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to sell a parcel of surplus property along Big Dalton Wash to the adjacent property owners, Mansour Shafik Mansour and Hilana Youssef Mansour, who own residential dwellings located at 14361 Merced Avenue, in the City of Baldwin Park. Parcel 369EX is located on the south side of Big Dalton Wash, between Merced Avenue and Pacific Avenue, in the City of Baldwin Park.

The District acquired the fee title to Parcel 369EX as part of the land needed for the Big Dalton Wash project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$32,000 represents the appraised value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Baldwin Park's Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
December 30, 2003
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ENVIRONMENTAL DOCUMENTATION

With respect to requirements of the CEQA, this sale of real property is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines, adopted by your Board of November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

AT:bw
P6:2880BRDLTR.DOC

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Madkour Mansour
738 Packsaddle Lane
Walnut, CA 91789-4262

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
8460-003-900 (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MADKOUR SHAFIK MANSOUR and HILANA YOUSSEF MANSOUR, Co-Trustees of The Mansour Family Trust dated November 15, 2002, as community property for the benefit of Madkour Shafik Mansour and Hilana Youssef Mansour, all its right, title, and interest in and to all that real property in the City of Baldwin Park, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

BIG DALTON WASH 369 EX 16-RW 14.3 S.D.1	M0221023
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By _____
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution,

_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

BIG DALTON WASH 369EX

16-RW 14.3

A.P.N. 8460-003-900

T.G. 598(C7)

I.M. 129-297

First District

M0221023

LEGAL DESCRIPTION

PARCEL NO. 369EX (Quitclaim of a fee):

All of that portion of Lot 54, El Monte Walnut Place, as shown on map recorded in Book 6, page 104, of Maps, in the office of the Recorder of the County of Los Angeles, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 41030, page 178, of Official Records, in the office of said recorder.

Containing: 9,401± square feet

c:/MyFiles/legal/MPM0341041.RWE.FLEG.doc
9-8-03